

**Ballard Avenue Landmark District
Staff report summary for the meeting of March 6, 2025**

030625.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

030625.21 Ballard Pizza
5205 Ballard Ave NW
CJ Williams, Western Neon

Proposal to re-face the existing blade sign and storefront wall sign. Postponed by the applicant from the meeting of February 6, 2025.

Additional relevant information:

- Uses the existing building-mounted wall sign and blade sign. Re-surfacing only with no new hardware or attachment points.

Exhibits

- Site plan.
- Scale drawing of storefront.
- Sign colors, material, and design information.

Relevant Landmark District Guidelines:

Guideline Title	Comments
Guideline 7, Signs	The signs appear to conform to guidelines regarding allowable sign materials, sizes, and style (graphics, colors, and font).

030625.22 Other Coast Cafe
Right-of-way adjacent to: 5315 Ballard Ave NW
Emily Mabus, Business Owner
John Geurts, McNelis Architects

Proposal for a curbside outdoor dining structure and related furniture, planters, lighting, and heaters. Two designs will be presented for the board’s consideration, representing different options for railing-level features.

Additional relevant information:

- Proposal has successfully passed SDOT operational review.
- The main difference between the two designs is the railing-level enclosure.
- The applicant’s preferred option has high transparency on the sidewalk-facing side and is solid on the other three sides (railing level).
- The alternative option labeled “addendum” has high transparency on all four sides (railing level).

Exhibits:

- Photos of existing storefront.
- Photos of existing curbside structure to be removed.
- Site plans.
- Roof plan.
- Elevations.
- Construction details.
- Color, material, finishes, and furnishings information.

Guideline Title	Comments
Guideline 3, Scale of Buildings and Structures	Board to determine whether or not the scale of the proposed structure is appropriate, taking into account the overall effect of its proposed width, height, form, materials, colors, the degree of transparency it affords, and how it relates to its surroundings.
Guideline 7, Transparency	The proposed wall materials provide visibility at pedestrian eye-level. Board to determine whether the proposed railing-level enclosures provide adequate visibility and transparency.
Guideline 9, Vehicular and Pedestrian Access	The proposal has met SDOT's operational standards for access within the right-of-way, which would include access by vehicles and pedestrians on streets and sidewalks.
Guideline 10, Street Furniture	Colors, materials, placement appear to meet District standards.
Guideline 15 (a) New Construction Guidelines, Design Guideline 15 (j) New Construction Guidelines, Materials/Textures Guideline 15 (k). New Construction Guidelines, Colors	<p>The proposed structure (both options) appear to be more proportional with the corresponding storefront than the existing dining structure. Board to determine if the railing-level features are compatible with the goals of transparency.</p> <p>Materials and their finishes appear to meet District standards; they are compatible with the materials used throughout the District's contributing buildings.</p> <p>Colors appear to meet District standards; they are subdued and do not conflict with the colors of surrounding buildings.</p>